



**US Army Corps
of Engineers**
Louisville District ®

Public Notice

Public Notice No.
LRL-2016-435-mad

Open Date:
25 Jan 2017

Close Date:
24 Feb 2017

Please address all comments and inquiries to:
U.S. Army Corps of Engineers, Louisville District
ATTN: Mr. Matt Dennis, CELRL-RDS, Rm 752
P.O. Box 59
Louisville, Kentucky 40201-0059

Phone: 502-315-6689

This notice announces an application submitted for a Department of the Army (DA) Permit, subject to Section 404 of the Clean Water Act:

APPLICANT: C.T. Miller
Louisville Renaissance Zone Corporation
700 Administration Drive
Louisville, KY 40209

AGENT: Neil Guthals
Redwing Ecological Services, Inc.
1139 South Fourth Street
Louisville, KY 40203

LOCATION: Unnamed tributaries to Southern Ditch, and
adjacent wetlands near the intersection of Minors
Lane and South Park Road in Louisville, Jefferson
County, Kentucky.

Latitude: 38.5114
Longitude: -85.72127
7.5 Minute Quad: Brooks, KY

PURPOSE: Development of a business park with associated
infrastructure.

DESCRIPTION OF WORK: The applicant is proposing the industrial development of the Renaissance South Business Park-South Park Road project on an approximately 62-acre site. The objective of the Renaissance South Business Park-South Park Road project is to expand the existing Renaissance South Business Park through providing for the development of additional airport compatible uses and construction of infrastructure for the overall site. The specific development components of the project would be driven by future client needs regarding facility size, access and other required amenities. However, a proposed development plan, as presented in attached Figure 4 includes: construction of a large industrial warehouse/distribution facility north of South Park Road, construction of several sites for smaller business uses including office and supportive business uses and small industrial/commercial facilities south of the South Park Road corridor, access/areas for automobile and truck traffic, parking

and trailer storage areas, and provisions for a proposed interchange at Air Commerce Drive and KY 841 which meets state interchange spacing criteria.

The proposed project would result in impacts to a total of four intermittent streams, fourteen ephemeral streams, and seven wetlands. Total proposed impacts to streams include 1,435 linear feet (0.16 acre) of intermittent streams and 2,165 linear feet (0.1 acre) of ephemeral streams. Total proposed impacts to wetlands include 0.99 acre consisting of 0.686 acre palustrine forested wetland, 0.112 acre of palustrine scrub/shrub wetland, and 0.192 acre of palustrine emergent wetland. Total impacts to all jurisdictional waters including wetlands and streams is 1.25 acres.

AVOIDANCE, MINIMIZATION, AND MITIGATION MEASURES: The Renaissance South Business Park - South Park Road project is a component of the overall master-planned Renaissance South Business Park, which consists of approximately 790 acres of land broadly bound by Outer Loop on the north, Gene Snyder Freeway on the south, I-65 on the east, and UPS Supply Chain Solutions facilities on the west. Various on-site design options were evaluated to determine how best to accommodate the needed development, while preserving waters/wetlands to as great an extent as possible. The applicant has stated that the scattered distribution of wetlands and streams across the site has made it impracticable to avoid all jurisdictional impacts. Also, a future proposed interchange at KY 841 would be aligned with Air Commerce Drive and cannot be relocated to avoid existing stream of wetland features.

The 2,165 linear feet of ephemeral stream impacts which total 0.10 acre would be mitigated through implementation of a stormwater management system within the proposed development. All other unavoidable impacts to jurisdictional aquatic resources would be mitigated through the purchase of stream and wetland mitigation credits from a Corps approved mitigation bank, or through an in-lieu fee payment to Kentucky Department of Fish and Wildlife Resources Stream and Wetland Mitigation Program.

It is noted that this proposed mitigation plan is open to comment and subject to change. The Corps will make a determination of appropriate mitigation, upon review of all submitted information.

REVIEW PROCEDURES: A DA Permit cannot be issued if any legally required Federal, State, or local authorization or certification is denied. A DA permit, if otherwise warranted, will not be issued until a State of Kentucky Water Quality Certification or waiver is on file at this office. In order to comply with Section 401 of the Clean Water Act, the applicant must apply for State certification from the Kentucky Energy and Environment Cabinet Division of Water (KDOW).

Copies of this notice are sent to the appropriate Federal and State Fish and Wildlife Agencies. Their views and comments are solicited in accordance with the Fish and Wildlife Coordination Act of 1956. Based on available information, the proposed activity will not destroy or endanger any Federally-listed threatened or endangered species or their critical habitats, as identified under the Endangered Species Act, and therefore, initiation of formal consultation procedures with the U.S. Fish and Wildlife Service is not planned at this time.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. A request for a public hearing must state the specific interest which might be damaged by issuance of the DA Permit.

The National Register of Historic Places has been examined, and it has been determined that there are no properties currently listed on the Register which would be directly affected by the proposed work. If we are made aware, as a result of comments received in response to this notice, or by other means, of specific archaeological, scientific, prehistoric, or historical sites or structures which might be affected by the proposed work, the District Engineer will immediately take the appropriate action necessary pursuant to the National Historic Preservation Act of 1966 - Public Law 89-665 as amended (including Public Law 96-515).

The decision whether to issue a permit will be based on an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered; among those are conservation, economics, aesthetic values, general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use, navigation, recreation, water supply, water quality, energy needs, safety, food production, and in general, the needs and welfare of the public. In addition, the evaluation of the impact of the activity on the public interest will include application of the guidelines (40 CFR Part 230) promulgated by the Administrator, United States Environmental Protection Agency, under authority of Section 404(b) of the CWA.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. It is presumed that all interested parties and agencies will wish to respond; therefore, a lack of response will be interpreted as meaning that there is no objection to the proposed project. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a

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permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Written statements received in this office on or before the closing date will become a part of the official record and will be considered in the determination on this permit request. Any objections which are received during this period will be forwarded to the applicant for possible resolution before the determination is made whether to issue or deny the requested DA Permit. A permit will be granted unless its issuance is found to be contrary to the public interest.

Information pertaining to this application is available for public examination during normal business hours upon prior request. Drawings are available on Louisville District's Internet site at <http://www.lrl.usace.army.mil/Missions/Regulatory.aspx>. All comments regarding this proposal should be addressed to Matt Dennis, CELRL-RDS at the address noted above and should refer to the Public Notice Number LRL-2016-435-mad.

If you desire to submit your comments by email, you must comply with the following:

a) In the subject line of your email, type in **ONLY** the Public Notice ID No. LRL-2016-435-mad.

Example:

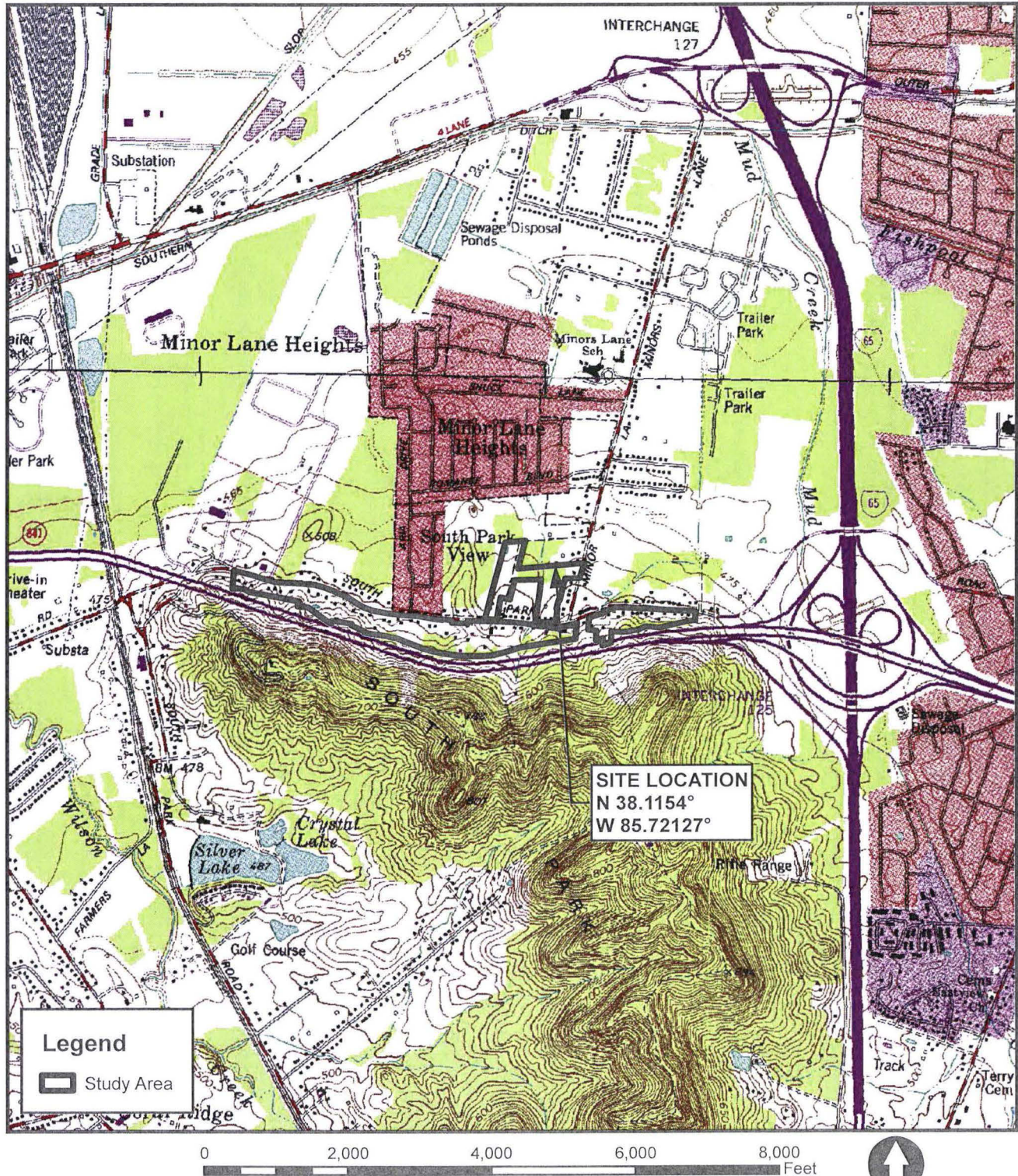
Subject: LRL-2016-435-mad

b) Provide your physical mailing address and telephone number.

c) Send your email to: lrl.regulatorypubliccomment@usace.army.mil.

d) If you are sending attachments greater than 1 Mb in size with your email, you must send a hard copy (CD or paper) to the Corps' physical address as well.

Source: USGS 7.5-minute Topographic Map - Louisville East and Brooks, Kentucky Quadrangles.



RENAISSANCE SOUTH BUSINESS PARK
SOUTH PARK ROAD
JEFFERSON COUNTY, KENTUCKY



SITE LOCATION MAP

REVISED DATE: 11-08-16 | DRAWN BY: BGC/EDB

FIGURE 1

Source: Aerial - kyraster.ky.gov (2016).



Legend
Study Area

0 250 500 1,000 1,500 2,000
Feet



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AERIAL PHOTOGRAPH MAP

FIGURE 2

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